

**MINOR SPECIAL EXCEPTION APPLICATION**  
**SPMI 2009-0007 – AGSI-Archer Property**  
**August 20, 2009**

**PROPERTY OVERVIEW AND LOCATION**

Matthew D. and Jennifer K. Archer (Owners) are the current owners of the property located at 13276 April Circle, Lovettsville, VA 20180 (the Property) having acquired the Property in November 2008. The Property is approximately 5.6 acres and is zoned AR-1 governed under the Revised 1993 Zoning Ordinance. The Property is identified as MCPI number 336-40-7208 and has frontage on April Circle. The Property is located in the Catoctin Election District. Land uses surrounding the Property are current and planned residential uses consistent with the AR-1 zoning district regulations.

The Property is currently being used as a residence and home occupation permitted by Loudoun County Permit Number Z90097530001, issued March 25, 2009 and is developed with a 3-story, 6,178 square foot, single-family house. The home occupation permitted by the County is located in the residence using less than 1,000 square feet.

The Property does not fall within an Airport Impact Overlay (AI), Village Conservation District, Mountainside Development Overlay District (MDOD), the Quarry Notification District (QN), Historic District, Floodplain Overlay District (FOD) or Predictive Wetlands Model per the Loudoun County Mapping and GIS data. The Property has some steep slopes however they are outside the area to be used. There are no Federal or States permits or conditions that directly limit development on the Property. There are no hazardous materials on the Property.

**PROPOSED MINOR SPECIAL EXCEPTION USE**

The Applicant, AGSI, LLC is an IT re-seller business to the Federal government. The Applicant is requesting a special exception to allow a small business with up to (6) six employees on less than 10 acres pursuant to Section 2-102 and Section 5-614 of the Revised 1993 Loudoun County Zoning Ordinance. The entire property is subject to this special exception.

The Applicant proposes to use less than 1,000 square feet of the residence as a business with up to (6) six employees generally during the hours of 8:30 am to 6:00 pm. Employees will use their personal vehicles to and from the residence and will park all personal vehicles during business hours in the garage. The business may receive one delivery a day from services like FedEx or UPS.

The Applicant is not proposing any storage yards, additional construction, land disturbing, signage, lighting, use/storage of business vehicles or heavy equipment on the Property. The Property will conform to all zoning regulations pursuant to Section 2-101 and Section 5-614 of the Revised 1993 Loudoun County Zoning Ordinance.

## **COMPREHENSIVE PLAN COMPLIANCE**

The Property is located within AR-1 Zoned area and the proposed special exception is consistent with the Comprehensive Plan. The requested use is permitted under Section 2-102 under Revised 1993 Zoning Ordinance.

## **SUMMARY**

The proposed IT Government Reseller uses will meet the high demand for such services in the Federal sector in the county, which is consistent with the Revised General Plan and Comprehensive Plan. The requested use will serve the local public with the highest possible standards. This will meet the strong demand for IT solutions in the Washington, DC area. The Applicant respectfully requests favorable consideration of the Application by the staff, and Planning Commission and the Board of Supervisors.

## **SPECIAL EXCEPTION ISSUES FOR CONSIDERATION** **Revised 1993 Zoning Ordinance Section 6-1310**

### **(A) Whether the proposed special exception is consistent with the Comprehensive Plan.**

The proposed special exception is consistent with the Comprehensive Plan. AGSI, LLC is permitted under Section 2-102 under Revised 1993 Zoning Ordinance.

### **(B) Whether the proposed special exception will adequately provide for the safety from fire hazards and have effective measure of fire control.**

The proposed special exception will provide emergency vehicles access to all part of the site, in the event of a fire hazard

### **(C) Whether the level and impact of any noise emanating from the site, including the generated by the proposed use, negatively impacts the uses in the immediate area.**

There will be minimal, if any, increase in noise from the site that will impact the immediate area.

### **(D) Whether the glare or light that my be generated by the proposed is negatively impacts uses in the immediate area.**

No additional glare of light will be generated from the site

**(E) Whether the proposed use is compatible with the existing or proposed used in the neighborhood and adjacent parcels.**

The proposed use of AGSI is compatible with the proposed uses in the neighborhood.

**(F) Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood to adequately screen surrounding uses.**

There will be no proposed landscaping, screening and buffering on this site .

**(G) Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.**

The site contains no archeological, scenic, or historic landmarks that must be preserved.

**(H) Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including ground water) or air quality.**

The proposed existing groundwater quality and existing environmental habitat of the site is not impacted.

**(I) Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public**

The proposed special exception is for the company to base out of the household. This will serve as a relaxed environment for the employees. The goal is to minimize as much hassle as possible for not only the company, but the environment around the business.

**(J) Whether the traffic expected to be generated by the proposed use with be adequately and safely served by roads, pedestrian connections and other transportation services.**

Traffic will not be generated in any way. Surrounding neighbors should not be effected nor inconvenienced by the employees. The employees will effectively utilize the property and garages to not disrupt the neighbor's living space.

**(K) Whether in the case of existing structures proposed to be converted to use requiring a special exception, the structures meet all code requirements of Loudoun County.**

This section is not applicable. The existing household meets or exceeds all requirements.

**(L) Whether the proposed special exception will be served adequately by essential public facilities and services.**

This section is not applicable.

**(M) The effect of the proposed special exception on groundwater supply.**

This section is not applicable. There will be no construction needed.

**(N) Whether the proposed use will affect the structural capacity of the soils.**

This section is not applicable. There will be no construction needed.

**(O) Whether the proposed use will negatively impact orderly and safe road development and transportation.**

This section is not applicable. My goal is to minimize as much traffic as possible to or from the household.

**(P) Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

The proposed development of this company with the comprehensive plan and will encourage development. To support and help run the company, 4 full-time employees will be onsite, and 2 part-time employees will be offsite.

**(Q) Whether the proposed special exception considers the needs to agriculture, industry, and business in the future growth.**

AGSI, LLC considers the needs of the area in future growth. If we grow beyond 6 employees, we will move to a commercial facility.

**(R) Whether adequate on and off-site infrastructure is available.**

Adequate parking and access point will be provided.

**(S) Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.**

No odors will be generated by any uses on the site.

**(T) Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhood and school areas.**

There will not be any construction.